

# Dormers Close, Rushock, Worcestershire

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An **exceptionally spacious** modern family house in a desirable and peaceful location.

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## Summary of accommodation

Reception hall | Six reception rooms | Five bedrooms | Three bathrooms  
Kitchen

Gated sweeping gravel drive to parking for several cars | Detached garage

Landscaped gardens | Tennis court | Paddock

Planning consent to extend

In all 2.2 hectare (5.4 acres)

## Distances

M5 (Junction 5) 5 ½ miles, Droitwich Spa 6 miles, Bromsgrove 7 miles,  
Worcester 12 miles, Birmingham 20 miles (All distances are approximate)

## Situation

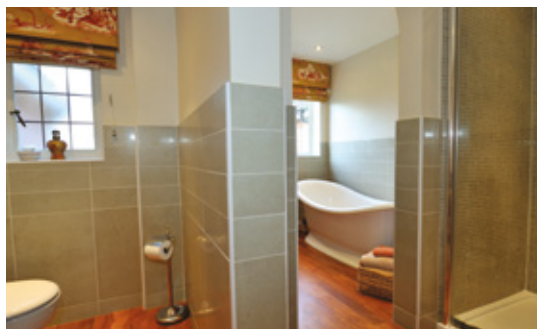
The hamlet of Rushock is located in rural Worcestershire and conveniently placed for the towns of Droitwich and Bromsgrove. The nearby village of Cutnall Green, which has a thriving community, offers a church, village hall, primary school, post office and tea rooms, two public houses and sporting facilities including tennis courts, cricket and football pitches.



Nearby Droitwich Spa is an attractive town with everyday amenities including a Waitrose and a mainline station, with regular direct trains to Birmingham and onward connections to London. Hartlebury railway station is only 3 miles away, with connections to Kidderminster, Worcester, Birmingham and London. Worcester to the south has all that would be expected of a city including Premiership rugby at Sixways, County cricket by the cathedral and horseracing on the banks of the River Severn.

There are a selection of private schools in the county including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester, Abberley Hall School and the Malvern Colleges.





The M5 motorway network is highly accessible at Junction 5. Birmingham is around 20 miles to the north, which has an international airport and several train terminals.

Local footpaths and bridleways provide excellent access to the glorious surrounding countryside.

## The property

Dormers Close originally dates back from the early 1950s with later extensions, which has resulted in a family home of impressive proportions, with flexible accommodation and an outlook across its charming landscaped gardens and the surrounding countryside. The house and gardens offer wonderful entertaining space.

The property has only had three owners, with the current owners having undertaken a complete refurbishment to an exceptionally high standard, with bespoke high quality fixtures and fittings throughout.

Features include oak flooring and panel doors, wood-burners, a handmade kitchen and well-appointed bathrooms.

The entrance door opens to a reception hall at the heart of the house which extends to a rear hall with French doors opening to the rear terrace, off which is a cloakroom and utility room.

The kitchen has been fitted with a range of handmade oak cabinets, a Belfast sink and granite work surfaces. Appliances include an oil fired AGA, integrated dishwasher and Bosch oven. The kitchen flows through to the dining area, which has a feature fireplace housing a Clearview stove, a bay window and French doors opening to the rear garden terrace.

A door from the kitchen opens to a secondary entrance hall with an outside door, off which is a further cloakroom. Off this hall is the study and the light and airy sitting room with French doors opening to the garden, exposed beams and a brick fireplace housing a Clearview stove.

Further reception rooms off the main hall include a cinema room and a particularly spacious games/snooker room, off which is a further L-shaped family room with its own access door. This area of the property would lend itself to being converted into a self-contained annexe or some form of home office use if required.

Upstairs the double aspect principal bedroom has a superb outlook across the gardens and the distant countryside and includes a well appointed en suite shower room with a Matki shower and cubicle, vanity wash hand basin and a WC. There are four further double bedrooms, one of which benefits from a Jack and Jill shower room.

The family bathroom is also well appointed and includes a freestanding oval bath, a separate Matki shower cubicle and is finished with contemporary style tiling and Karndean flooring.

## Gardens and grounds

The double 5-bar electric gates open to a gravel drive which sweeps through the grounds leading to parking for several cars in front of the house and a detached garage with a separate store to the side. A further garden store can be found adjacent and forms part of the main house.

The gardens wrap around the house allowing the all-day sunshine to be enjoyed and are predominantly west, south and east facing. There are rear paved terraces and various strategic seating areas allowing different aspects of the garden to be enjoyed.





Mature borders containing evergreen and perennial plants provide all year round interest and colour and there is a wonderful range of mature trees scattered throughout the gardens providing further interest. The tennis court is enclosed by chain link fencing and adjacent is a paddock extending to around 3.8 acres, which can be accessed from the gardens to the house or via Cakebole Lane. The land offers the perfect opportunity for a family with interest in horses or livestock.

## Agent's Note – Planning Permission

On the 14 September 2021, under planning reference 21/0563/HOU, planning permission was granted for a single storey infill extension to rear. This would create a superb open plan kitchen/dining/garden room.

Further details are available on request from the Knight Frank or via the Wyre Forest District Council website.

## Services

Mains water and electricity. Oil-fired central heating. Private drainage.

## Directions

**(WR9 0NR – SATNAV will not take you directly to the property)**

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From M5 (Junction 5) take the A38 to Droitwich and on reaching the roundabout take the fourth exit on to the Kidderminster Road (A442). Proceed straight across the next roundabout remaining on the A442 and after just over 3½ miles take a right turn signposted Rushock Village. At the T junction turn left and at the grass triangle bear right signposted Rushock and after approximately 350 yards the gated entrance to Dormers Close will be found on the left.

## Property information

**Tenure:** Freehold

**Local Authority:** Wyre Forest District Council, tel 01562 820505

**Council Tax:** Band G

**EPC Rating:** D



## Approximate Gross Internal Floor Area

House: 386 sq m (4,159 sq ft)

Storage areas/Garage: 54 sq m (579 sq ft)

Total: 440 sq m (4,738 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated 2017, 2018 and September 2022.

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